



TOWN OF
STONEHAM
MASSACHUSETTS
Town Hall
35 Central Street
Stoneham, Massachusetts 02180
BOARD OF APPEAL
781-279-2695

STONEHAM BOARD OF APPEALS AGENDA

And NOTICE OF MEETING

(in accordance with provision of Chapter 626, Acts of 1958)

Thursday, August 21, 2014

7:00 PM

Hearing Room

7:00 P.M.

- **Other Business**
- **Approve minutes from 7/24 meeting**

7:30 P.M.

PUBLIC HEARINGS

- **92 Montvale Ave**
Ernest Agresti
AMENDED Appeal vs Variance

An application has been submitted by Ernest Agresti, Cummings Properties, on behalf of 92 Montvale Ave for an *appeal of the Building Inspector's denial* to erect an LED sign at 92 Montvale Ave, Stoneham, MA. Applicant requests a variance of the Town of Stoneham By-laws as follows: Section 6.7 Signs Commercial I District The proposed sign will feature LED technology and the ability to change messages, which are proposed to change at intervals of not less than once every 8 seconds. Each time the sign changes it falls under the category of a flashing sign. Flashing signs are prohibited from town. These signs also have the ability to have animation and scrolling messages which are also prohibited

- **47 Winship Drive**
Represented by Charles Houghton, Esq.

An application has been submitted by William H. Irving and Susanne Irving of 47 Winship Drive, Stoneham to grant a variance of Section 5.2.1, Note 15 for an existing retaining wall on the property at 47 Winship Drive, Stoneham, Massachusetts that is between 3 and 4 inches off the rear and side lot lines and has a maximum height of 7 feet in violation of Section 5.2.1 Note 15 which requires walls over 4 feet to comply with the setback requirement of 15 feet in the rear and 10 feet on the side.

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STONEHAM
TOWN CLERK
REGISTRARS

- **489 Main Street**

Represented by Charles Houghton, Esq.

An application has been submitted by **Michael J. O'Sullivan** of 7 West Street, Wakefield, MA as Trustee of the Buckingham Realty Trust to convert the existing building at 489 Main Street, Stoneham, MA to a seven-unit residential building. Petitioner is requesting variances pursuant to Section 4.17.2.1 Residential/Business Overlay District - The maximum number of units allowed in this overlay district is five. The proposed is seven units. Section 5.2.1 (4) Business - The required setback from any street shall be 15 feet. The proposed addition is five feet from Benton Street. Applicant is also seeking a variance of Section 6.3.3 Off Street Parking Requirements - The required number of parking spaces for residential use is 2.1 per unit, therefore requiring 15 spaces. The proposed has only 13 spaces. Additionally, Section 6.3.4.2.(3) Off Street Parking Requirements - The required aisle width for two way traffic is 24 feet. The proposed aisle width is twenty (20 feet. Section 6.3.4.2 (2) Off Street Parking Requirements - The parking spaces are required to meet the setback required in the district. The side setback in Business District is 10 feet. The proposed parking is setback approximately .8 foot from one side property line and 3 feet from the other side property line. Section 6.5.2.4 Landscape and Screening - There is a 4 foot required landscape strip where setbacks are required. There is not a 4 foot landscape strip at all of the required setback areas. Section 6.3.5.2 Lighting and Screening - The proposed does not provide proper screening for vehicle headlight glare. Parking Space Number 11 is in violation of Section 6.3.4.2(4) as it will require passing over another parking space and parking spaces 12 and 13 will require backing up into Benton Street in violation of Section 6.3.4.2(5) which requires that no vehicle shall be required to enter or leave by backing. Lastly the layout of the parking area does not allow sufficient space for the storage of plowed snow in violation of Section 6.3.4.2.(10)

EXECUTIVE SESSION

- **Litigation**

William Solomon, Esq